

STAMSKI AND MCNARY, INC.

80 Harris Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

WILLIAM F. MCNARY, P.L.S.
JOSEPH MARCH, P.E., P.L.S.

November 24, 2008

Acton Board of Appeals
472 Main Street
Acton, MA 01720

Re: 442 Massachusetts Avenue
Comprehensive Permit Plan Revisions

Members of the Board,

Enclosed are 8 copies of the revised plan for the referenced site. The plan has been revised to address Town Staff comments in interdepartmental communications and the Board's comments during the public hearing. The responses, which follow, address comments of the noted staff members and are presented in the outline form of the respective communications.

Engineering Department, ID Communication

Date: October 27, 2008

1. The applicant is willing have the material that has collected in front of the headwall removed on the adjacent property. As noted, approval from the abutter will be needed prior to completing the work.
2. The Fire Chief has required that the width of the driveway be 18 feet. Additional stormwater runoff mitigation has been added to the plan as a result. Specifically a portion of the driveway will drain to a swale along the westerly side of the drive and then to the infiltration trench. Also, at the request of the Conservation Commission, a Rain Garden will now receive runoff from the remaining portion of the proposed driveway and will enhance the water quality discharging towards the wetland. A swale has been proposed along the down gradient side of the proposed driveway as requested by the engineering department upstream of the proposed catch basin and upstream of the proposed rain garden. Detailed calculations are attached to demonstrate that runoff is being mitigated.
3. The proposed location of the inspection port for the proposed infiltration trench is now labeled on the Site Development Plan.
4. The proposed pipe invert on the Typical Detail for the Cultec recharge trench is now labeled.
5. A label has been added to the Site Development Plan requiring a 3" high x 4' wide bituminous concrete berm be placed at the entrance of the driveway.

6. Overflow that may occur from the catch basin in Mass. Ave will continue to flow within the existing swale that straddles the lot line.
7. The applicant's attorney will pursue all legal requirements afforded by the easement.
8. Roof leaders are now shown on the Site Development Plan and a label added stating that all downspouts are to be directed towards the recharge trench. This will be achieved by running gutters along the trim boards on the gable ends of the proposed building.
9. No response needed.
10. An easement will be granted along the front of the lot encompassing the entire existing sidewalk that is located on the applicant's property. An easement location has been shown on the plan.
11. The existing and proposed site distances are now provided on the Site Development Plan.
12. The 18-inch oak tree next to the existing driveway at Route 111 will be removed and is labeled "TBR" on the Site Development Plan. The applicant will seek the necessary state permits to remove the tree.
13. The Driveway was widened to 18' along its whole length and a fire hydrant is now proposed across the street from the existing driveway on Route 111, as requested by the Fire Chief.
14. The landscaped island has been reduced to provide easier access to the garages for units 3 and 4.
15. The documentation for the private driveway will clearly state that the Town will not be responsible for snow plowing or any other related maintenance and that the access driveway will not become a public way.
16. The applicant will incorporate language in the legal documentation recognizing this road so that the new residents will be aware of it.
17. A note has been added to the plans (note 21 on sheet 2) requiring the existing monuments to be marked in the field prior to construction. It also states that any survey monument damaged or destroyed during construction be reset and its location certified by a registered land surveyor.
18. An as-built plan showing the buildings, pavement, drainage, utilities, etc. can be prepared if required in the decision.
19. The street addresses are assigned and labeled on the Master Plan and Layout Plan as well as the Draft Record Plan.

20. The location of a sign identifying the complex has been labeled on the Site Development Plan.
21. No response needed.

Acton Conservation Commission

Hearing Date: November 5, 2008

A rain garden has been added at the end of the proposed driveway to further mitigate runoff from impervious surfaces. Also, drainage from the upper portion of the proposed driveway will be collected in the proposed catch basin and infiltration trench. Therefore, runoff from all impervious surfaces is now being treated.

Justin T. Snair, Health Department, ID-Communication

Date: October 27, 2008

1. The applicant will obtain a Sewer Connection Permit
2. The balance of the Sewer betterment will be paid.
3. The required Sewer Privilege Fee of \$24,746.30 will be paid.
4. There will be no dumpsters on site. Individual receptacles will be located within the garages.

Scott A. Mutch, Assistant Town Planner/Zoning Enf. Officer

Date: October 30, 2008

1. No response needed.
2. Given the very limited trip generation from the project, we feel that widening the driveway to 18 feet, as requested by the Fire Chief, and adding bollard lights along the driveway, as requested by the Board of Appeals at the public hearing, will provide suitable pedestrian access to Mass. Ave. and no additional walkways are needed. A contribution is not warranted in this instance.
3. The goal of the landscape plan is to preserve as much of the existing screening as possible.
4. No response needed.

Kristen Alexander, Assistant Town Planner

Date: November 20, 2008

The applicant is not opposed to a condition of the Comprehensive Permit requiring the new owners to be made aware of the Town's intentions in the adjacent abandoned road.

Dean A. Charter, Mun. Prop. Director, ID-Communication

Date: October 23, 2008

1. The 18-inch oak tree next to the existing driveway at Route 111 will be removed and is labeled "TBR" on the Site Development Plan. The applicant will seek the necessary state permits to remove the tree.

2. A label has been added to the Site Development Plan stating that the dead cherry are to be removed and replaced with screening vegetation.

Frank Ramsbottom, Building Commissioner, ID-Communication **Date: October 30, 2008**

There were no comments or objections to the plans submitted.

Chris Allen, District Manager, Water Supply District of Acton **Date: October 27, 2008**

The applicant will meet all requests of the Acton Water Department.

Ann Sussman, The Design Review Board, ID-Communication **Date: October 15, 2008**

No Response needed.

Acton Community Housing Corp., ID-Communication **Date: October 27, 2008**

No Response needed.

Stephen D. Anderson, Town Counsel **Date: November 3, 2008**

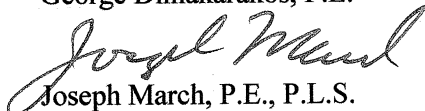
No Response needed.

We hope that the information provided is helpful in resolving the project issues. We look forward to discussing the project with you at the public hearing. Please call our office if you have any further questions.

Respectfully yours,

Stamski and McNary, Inc.

George Dimakarakos, P.E.


Joseph March, P.E., P.L.S.

cc: Steven Steinberg
Conservation Commission